

**MARYLAND HISTORICAL TRUST
DETERMINATION OF ELIGIBILITY FORM**

NR Eligible: yes ☐
no ☐

Property Name: Finney-Mitchell House Inventory Number: HA-2172

Address: 800 Beards Hill Road Historic district: ☐ yes ☒ no

City: Aberdeen Zip Code: 21001 County: Harford

USGS Quadrangle(s): Edgewood

Property Owner: Jerry Stancill Tax Account ID Number: 021080

Tax Map Parcel Number(s): 54 Tax Map Number: 202

Project: Section 200: I-95, North of MD 43 to North of MD 22 Agency: Maryland Transportation Authority

Agency Prepared By: A.D. Marble & Company

Preparer's Name: Emma Young Date Prepared: 8/22/2006

Documentation is presented in: Harford County Office of Land Records, Bel Air, Maryland.

Preparer's Eligibility Recommendation: ☐ Eligibility recommended ☒ Eligibility not recommended

Criteria: ☐ A ☐ B ☐ C ☐ D Considerations: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Complete if the property is a contributing or non-contributing resource to a NR district/property:

Name of the District/Property: _____

Inventory Number: _____ Eligible: ☐ yes ☐ no Listed: ☐ yes ☐ no

Site visit by MHT Staff ☐ yes ☒ no Name: _____ Date: _____

Description of Property and Justification: *(Please attach map and photo)*

Architectural Description:

The Finney-Mitchell House, located at 800 Beards Hill Road, Aberdeen, Harford County, Maryland, is a two-and-a-half-story, circa-1900, frame, Folk Victorian dwelling situated on the south side of Beards Hill Road. The dwelling is an I-house form with a central cross gable. The symmetrical façade faces north towards the road. The dwelling is capped by a side-gabled roof, sheathed in asphalt shingles, with a one-bay cross gable situated on the north (front) elevation. The dwelling is clad in asphalt shingles. Two, brick, interior chimneys are centrally located on the roof ridge. A one-story, three-bay, rear ell extends off of the southwest corner. The rear ell is also clad in asphalt shingles. The gable roof is sheathed with asphalt shingles, and a brick, interior chimney is located in the southern end.

The north (front) elevation measures three bays wide. A single leaf, wood, pane-and-panel door is flanked by two-over-two light, double-hung sash, wood windows. Three, evenly spaced, two-over-two light, double-hung sash, wooden windows light the second story. A single, two-over-two light, double-hung sash, wooden window lights the gable. Inoperable, cottage-style, wooden shutters flank the window openings.

MARYLAND HISTORICAL TRUST REVIEW

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MHT Comments:

John VanLanous
Reviewer, Office of Preservation Services

7/2/07
Date

B. Kintz
Reviewer, National Register Program

7/9/07
Date

20070 2174

A one-story, three-quarter-length porch, in poor condition, occupies the north elevation. The porch features a wooden floor, turned wooden posts with decorative brackets, and a shed roof with a center gable to accentuate the main entry.

The east elevation of the dwelling is comprised of one bay on the main block and three bays on the rear ell. The main block is lit on each story by two-over-two light, double-hung sash, wooden windows. A partially enclosed, shed-roof porch obscures the first story of the rear ell. A six-over-six light, double-hung sash, wooden window and a single-light, wooden window flank a recessed entry. Three, evenly spaced, two-over-two light, double-hung sash, wooden windows light the second story of the rear ell. Inoperable, Cottage-style, wooden shutters flank the window openings.

The south elevation was inaccessible during the field investigation. Although visible from the road, the west elevation of the dwelling was obscured by dense vegetation. Overall, the dwelling stands in fair condition on a 2.58-acre parcel.

A grass lawn surrounds the dwelling. Mature deciduous trees line the property to the west, and evergreen bushes dot the landscape. A concrete block garage and a woodshed are situate southeast of the dwelling and accessed by a U-shaped gravel driveway.

Historical Narrative:

By a deed dated June 23, 1874, David and Rosa Mitchell conveyed to John Finney, a 200-acre farm along what is known today as Beards Hill Road. Finney, who was already residing on the farm at the time of his purchase, paid \$3,500 (Harford County Land Record Liber 30, Folio 483). About twelve years later, members of the Finney family, more specifically Rachel C. Finney, John H. Finney, Robert Finney and Ormand B. Finney, took out a mortgage with Henry D. Farnandis, using the farm as collateral. According to the specifications of the agreement, the Finney's were to pay \$2,101 plus interest to Farnandis by April 5, 1889 (Harford County Land Record Liber 55, Folio 343). It appears that the Finneys eventually failed to meet the terms of their agreement with Henry D. Farnandis. A suit was brought against the Finneys in Harford County's Circuit Court in November 1893 and Thomas H. Robinson was appointed to sell the 200-acre farm.

The property sat vacant for almost ten years before it was sold. By a deed dated March 10, 1902, Robinson, acting as Trustee, conveyed the farm to Gilbert and Lillie Hawkins (Harford County Land Record Liber 104, Folio 182). The Hawkins appear to have served as intermediaries in this transaction, as they promptly conveyed the property back to Thomas H. Robinson in consideration of \$4000 (Harford County Land Record Liber 104, Folio 183). On April 18, 1904, the farm was conveyed to Benjamin W. Herring in consideration of \$3,600 (Harford County Land Record Liber 113, Folio 6). Herring retained the farm for only a few years, conveying it to Martha Bayless on January 20, 1906. Bayless also paid \$3,600 for the 200-acre farm (Harford County Land Record Liber 117, Folio 164). Martha Bayless, along with her husband, Isaac, owned the farm for over 10 years, conveying it to Robert Munnikhuysen on April 4, 1916 (Harford County Land Record Folio 153, Liber 8).

At the time of his purchase of the farm on Beards Hill Road, Robert Munnikhuysen was about 36 years old. At an unspecified date, it also appears that Robert's younger brother, Edward, also joined with Robert in the ownership of the farm (Family Search 2006). Robert Munnikhuysen conveyed an interest in the 200-acre farm to Rudolph Lay on May 7, 1918 (Harford County Land Record Liber 160, Folio 81). Edward Munnikhuysen also turned to Rudolph Lay for financial support. According to the terms of an agreement dated October 15, 1930, Edward Munnikhuysen was indebted in the amount of \$11,470 to Lay and granted him the 200-acre farm, including all stock (13 head of cows, 3 horses and a mule) and farm implements. If Edward Munnikhuysen and his wife Loula were able to repay Rudolf Lay, then the deed dated October 15, 1930 was null and void. However, if the terms were not satisfied, then Lay had the right to sell the farm (Harford County Land Record Liber 217, Folio 293). It appears that the Munnikhuysens were not able to repay their debts, and the property was sold to Oscar Vaughn who submitted the winning bid of \$7000 at a public sale on December 5, 1933 (Harford County Land Record Liber 227, Folio 178).

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oscar Vaughn held the farm for only a few months. By a deed dated November 8, 1933, the farm was conveyed to Phillip L. Beamer (Harford County Land Record Liber 222, Folio 455). About four years later, Beamer sold the 200-acre farm to F. Talbott Gatch. This deed, dated November 13, 1937, was also subject to a mortgage of \$4,000 (Harford County Land Record Liber 248, Folio 296). F. Talbott and Mildred W. Gatch sold the farm to Robert A. Kenney and Charles T. Kenney on December 15, 1941 (Harford County Land Record Liber 269, Folio 403).

Robert's interest in the 200-acre farm on Beards Hill Road was eventually vested in Charles Kenney, although it is unclear how or when this happened. Charles and his wife, Cora, retained ownership of the 200-acre Beards Hill Road farm until the 1970s. By deeds dated June 22, 1970 and December 6, 1973, the Kenneys conveyed their 200-acre farm to Jerry Stancill (Harford County Land Records Liber 847, Folio 325 and Liber 942, Folio 256). According to language in the transactions, Jerry Stancill had "for the past several years assisted [the Kenneys] in providing for [their] need and comfort" and Stancill was "agreeable to continuing to assist [the Kenneys] in providing for [their] personal needs and comfort and assisting [the Kenneys] in operation and maintenance of [their] farm and in caring for [their] livestock and in providing [the Kenneys] with transportation for any and all of [their] needs." As part of the agreement, Stancill agreed not to move from his residence in the vicinity of Harford County [exact location unknown]. The Kenneys also maintained a life estate in the property.

Charles Kenney died on February 2, 1977 (recited in Harford County Land Record Liber 1214, Folio 27). In the 1980s, widow Cora Kenney began releasing her interest in her life estate to Jerry Stancill. Stancill, a resident of Baltimore City, retains ownership of the dwelling at 800 Beards Hill Road today. The dwelling currently stands on a 2.58-acre tract of land, and the remainder of the land for the original farmstead has slowly been subdivided from the original 200-acre tract (Harford County Land Record Liber 1214, Folio 27).

Folk Victorian (1870-1910)

The Folk Victorian style is defined by the presence of Victorian decorative detailing on simple folk house forms, which are generally much less elaborated than the Victorian styles that they attempt to mimic. The growth of the railroad system contributed to the spread of the style in the late-nineteenth century as they made heavy woodworking machinery and pre-cut lumber readily available to local lumber yards. Many builders simply grafted newly available, pre-cut trim to the modest folk form. Fashion-conscious homeowners also updated their older folk houses with new Victorian porches. After circa 1910, Craftsman, Colonial Revival, and other fashionable eclectic styles replaced Folk Victorian Houses (McAlester and McAlester 2002: 310).

Identifying characteristics of the Folk Victorian style include porches with spindlework detailing or flat, jigsaw trim appended to modest traditional folk house forms, a symmetrical façade, cornice-line brackets, and simple window surrounds (McAlester and McAlester 2002: 309-310).

I-House (1870-1925)

From approximately, 1870 through 1925, the I-house was one of the most common residential building types constructed throughout Maryland. I-houses, which measure two stories in height and one room deep, descend from traditional British folk forms and are common in the United States, most notably in the Tidewater South, prior to circa 1890. However, the popularity of the form continued into the twentieth century, and examples are found throughout the eastern half of the country. Varying patterns of porches, chimneys, and rear extensions are commonly seen in examples dating after circa 1890 (McAlester and McAlester 2002: 96).

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Date

Statement of Significance:

The Finney-Mitchell House located at 800 Beards Hill Road is not eligible for listing in the National Register of Historic Places. The dwelling represents a common architectural form found throughout Harford County and Maryland. The dwelling has undergone significant alterations that detract from the historical integrity.

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of significant persons in our past;
- C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded or may be likely to yield information important in history or prehistory.

The Finney-Mitchell House is not associated with events that have made a significant contribution to the broad patterns of history. Therefore, the property is not eligible under Criterion A.

The Finney-Mitchell House is not eligible under Criterion B, as it has no known association with the lives of individuals of historical importance. Although John Finney was a relative of the locally prominent Finney Family, the Finney-Mitchell House does not directly relate to the history of the dwellings associated with the Finney Houses Historic District (HA-1751) in Churchville, Maryland.

The dwelling, while it incorporates the characteristics of the Folk Victorian style, lacks the architectural distinctiveness necessary to qualify it for listing in the National Register under Criterion C. Although the dwelling retains its original form and windows, it does not embody the distinctive characteristics of a period or method of construction. The dwelling does not represent the work of a master nor does it possess high artistic values. Therefore, the dwelling is not eligible under Criterion C.

The property was not evaluated for eligibility under Criterion D as part of the current investigation.

Integrity:

The Finney-Mitchell House contains alterations, such as asphalt-shingle siding, inoperable shutters, and rear partially enclosed porch addition, that compromise integrity of design, materials, and workmanship. The 2.58-acre property has been subdivided from its original 200-acre parent parcel; consequently, modern residential development encroaches the eastern border of the property, therefore compromising integrity of setting. The dwelling still contains integrity of location; however, the lack of integrity of design, materials, workmanship, and setting compromise integrity of association and feeling.

References:

Family Search [Internet]

2006 Munnikhuysen Surname. Search available from:

http://www.familysearch.org/Eng/Search/ancestorsearchresults.asp?standardize=N&last_name=Munnikhuysen.

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Date_____
Reviewer, National Register Program_____
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Accessed 23 August 2006.

Harford County Office of Land Records, Bel Air, Maryland

1874 Land Record Liber 30, Folio 483

1902 Land Record Liber 104, Folio 182

1902 Land Record Liber 104, Folio 183

1904 Land Record Liber 113, Folio 6

1906 Land Record Liber 117, Folio 164

1916 Land Record Liber 153, Folio 8

1918 Land Record Liber 160, Folio 81

1930 Land Record Liber 217, Folio 293

1933 Land Record Liber 227, Folio 178

1933 Land Record Liber 222, Folio 455

1937 Land Record Liber 248, Folio 296

1941 Land Record Liber 269, Folio 403

1970 Land Record Liber 847, Folio 325

1973 Land Record Liber 942, Folio 256

1983 Land Record Liber 1214, Folio 27

McAlester, Virginia and Lee

2002 A Field Guide to American Houses. Alfred A. Knopf: New York, New York.

Martenet, Simon J.

1878 Martenet's Map of Harford County, Maryland. Simon J. Martenet: Baltimore, Maryland.

National Park Service (NPS)

1997a National Register Bulletin: How to Apply the National Register Criteria for Evaluation. United States
Department of the Interior: Washington DC.**MARYLAND HISTORICAL TRUST REVIEW**

Eligibility recommended _____

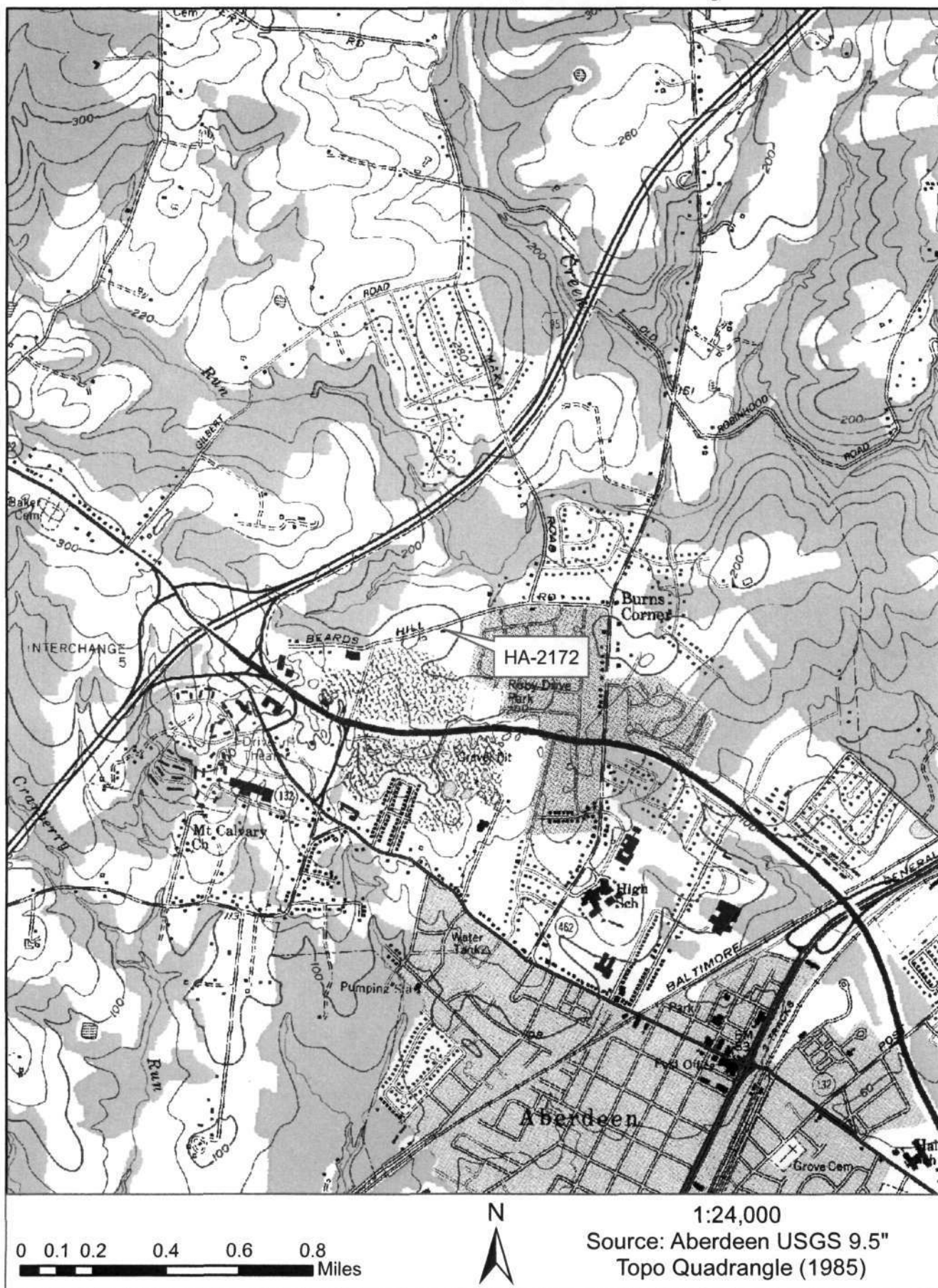
Eligibility not recommended _____

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HA-2172
800 Beards Hill Road, Harford County**





HA-2172

Finney-Mitchell House

Harford County, Maryland

E. YOUNG

08.2006

MD SHPO

north & east elevations; view to southwest

1 of 3



HA-2172

Finney-Mitchell House

Harford County, Maryland

R. YOUNG

08.2006

MD SHPO

North + east elevations; view to southwest

2 of 3



HA-2172

Finney-Mitchell House
Harford County, Maryland

E. YOUNG

08.2006

MD SHPD

outbuildings-north elevation-view to south

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